







94 Royal Quay 4 Royal Quay, Liverpool , Merseyside L3 4EU

Asking price £130,000

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INVESTMENT PURCHASE - 8.7% Yield, gross

Two Bedroom Apartment, Royal Quay, Liverpool Waterfront location - EWS1 in place.

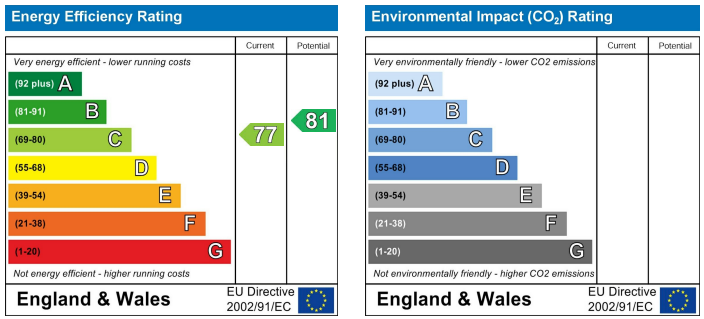
This stylish second floor apartment at Royal Quay offers modern city living in the heart of Liverpool's historic waterfront. Set within a secure gated development with beautifully landscaped courtyards, the property provides both comfort and convenience.

The apartment extends to 520 sq. ft. and comprises two bedrooms and one bathroom. On entering, you are welcomed by a hallway that leads into a bright and spacious living area, complete with floor to ceiling windows that flood the room with natural light. The living space flows into a designated kitchen area, making it ideal for both relaxing and entertaining. A generous balcony overlooks The Albert Dock providing the perfect spot to unwind.

The property also benefits from one off road parking space, secure access to each building, and a communal entrance served by both lift and stairs.

Situated next to the Albert Dock this home is ideally placed for enjoying Liverpool's vibrant lifestyle, with a wealth of bars, restaurants, and cultural attractions just moments away. Liverpool One shopping centre is also within walking distance, ensuring everything you need is right on your doorstep.

Lease details
125 Year lease from 1999 - Service charge £2449.96 - Ground Rent £100 pa -Council Tax band D - Receiving £950 pcm = gross yield of 8.77%











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